

APPENDIX 4: HOUSING

This section provides a discussion of housing conditions in the City of Woodinville. The Woodinville Census Designated Place was used in the original Comprehensive Plan as defined by the U.S. Census Bureau to describe the unincorporated Woodinville area in 1990. Because there was no 1990 census data for the City of Woodinville boundaries, much of the analysis focused on the Woodinville Census Designated Place and the Woodinville Planning Area. The City of Woodinville incorporated in 1993 and was therefore counted as a specific geographic area for the 2000 Census. Census tracts are shown in Figure A4-1. For the City's relationship to the area, comparison cities of Kirkland, Redmond, Bellevue, Bothell and Issaquah were used.

A-4.1 Existing Conditions

A-4.1.1 Household Composition

The nature of housing conditions and needs in the City of Woodinville are determined largely by the characteristics of area households. Woodinville is primarily a family community; 68.7% of the households are families compared with 59.1% for King County as a whole. As shown in Table A4-1, the City's largest type of household group is married couples at 57.5% with the smallest being single female households with children at 4.7%.

Table A4-1 Households by Type (2000)

Household Type	City of Woodinville		King Co.
	Total	%	%
Family Households	2,412	68.7	59.1
With children under 18	1,295	36.9	28.4
Married couple family	2,021	57.5	46.4
With children under 18	1,060	30.2	21.2
Female householder	272	7.7	9.0
With children under 18	165	4.7	5.4
Non-family households	1,100	31.3	40.9
Householder living alone	899	25.6	30.5
Householder over 65	303	8.6	7.5
Total Households	3,512*	100.0	

Source: 2000 Census*Number currently being disputed by the City of Woodinville

One indicator that relates to needs is the number of single-headed households with children; the proportion of these households in the City of Woodinville (4.7 percent) is comparable to that of King County (5.4 percent). (See Table A5-1 in Chapter 5 Human Services.) The needs of these households will be discussed later under housing needs.

The average number of persons per household for the City of Woodinville remains the same from 1990 to 2000 at 2.61, which is slightly higher than the 2.39 average for King County. In 1995, the Forecast Analysis Zone 5546, which is closest approximation for the City of Woodinville, estimated to have an average household size of 3.10 by the year 2000, dropping

to 2.78 by 2020. In subsequent forecasts the average household size has remained fairly constant, at 2.80 in the 1999 update, and then 2.82 in the current Puget Sound Regional Councils forecasts. According to the 2000 Census, the average household size is 2.6.

A-4.1.2 Housing Units

According to the 2000 U.S. Census, there are 3512 housing units in the City of Woodinville. The Woodinville 2000 Land Use Survey indicates there are 3888 housing units within the City limits. The City is currently disputing the housing unit count from 1990 – 2000 with the US Census. Using the 2000 City of Woodinville Land Use Survey, an 18% increase in housing units has occurred over this ten-year period. Just under 45 percent of the units in the city limits were built between 1980 and 1990, and more than 90 percent were built since 1970, making Woodinville's housing stock relatively new. Less than 12 percent of the City's stock was built before 1970. Table A4-2 shows the age of housing in Woodinville.

Table A4-2 Age of Housing (2000)

City of Woodinville		
Housing Construction Date	Total Units	%
2000	23	.6%
1990 to 1999	1084	27.9%
1980 to 1989	1632	42%
1970 to 1979	724	18.6%
1960 to 1969	318	8.2%
1950 to 1959	35	.9%
1940 to 1949	27	.7%
1939 or earlier	57	1.5%
Undetermined ²	11	<1%
Total	3,888	100.0%¹

¹ Totals exceed 100% due to rounding.

² King County Assessor's Data field is missing year built.

Source: King County Assessor's Data and City of Woodinville 2000 Land Use Survey.

Since incorporation, the pace of new housing construction has been steady (20%) in the City of Woodinville at an average of 110 units per year. The 2000 land use and housing survey conducted for the Comprehensive Plan counted a total of 3888 dwelling units in the city limits: 2,112 single family; 1,305 multi-family; 344 townhouses; and 127 mobile homes (125 of these in Canterbury Square mobile home park). Over 90 percent of the multi-family housing is found in the Town Center. (see Table A4-3)

Table A4-3 2000 Housing Units by Type in the City of Woodinville

Neighborhood	Single Family	Multi-Family	Townhouse	Mobile Home	Total
Leota	790	0	0	1	791
The Wedge	376	0	51	0	427
Tourist District	2	40	0	0	42
Town Center	329	1,188	0	125	1,642
Valley Industrial	2	0	0	0	2
West Ridge	613	77	293	1	984
Total	2,112	1,305	344	127	3,888
Percentage	54%	34%	9%	3%	100%

Source: City of Woodinville

2000 Land Use Survey.

A-4.1.3 Single Family Housing and Ownership

Single family detached housing is the most common type of housing in the City. It accounts for 57%, (includes mobile homes) of the City's housing stock. According to the 2000 Census data, 72.8% of the City's houses are owner-occupied, which is much larger than the King County rate of 59.8%.

A-4.1.4 Multi-Family Housing, and Availability

Within the City, approximately 42% of housing is either multi-family or townhouses (Table A4-3). The vacancy rate for all housing units in the City of Woodinville is 2.2% compared to the King County average of 4.2%.¹

A-4.1.5 Housing Costs

Single Family Prices and Housing Affordability

According to the 2001 King County Growth Report, 2000 median house sale prices for the City of Woodinville of \$315,000 were higher than the adjoining cities of Bothell (\$269,970), Kirkland (\$305,000), and Redmond (\$295,750) but lower than the Eastside's largest city, Bellevue (\$359,900).

The 2000 US Census median household income for the City of Woodinville is \$68,114. The City's number is higher than the comparing cities of Bellevue (\$62,338), Bothell (\$59,264), Issaquah (\$57,892), Kirkland (\$60,332), and Redmond (\$66,735).² The Department of Housing and Urban Development published the Eastside median income for a family of four as \$72,200.³ Even with the higher end median income, the City has an affordable housing gap for families. For a discussion of Woodinville income and economy, see Section 1.4, as well as the appendices to the Economic Development Element (Chapter 6).

Relationship of Incomes to Actual Jobs

The following examples show annual incomes for people in various job classifications in King County. The salary ranges are likely to be comparable to Woodinville.

¹ Source: 2000 US Census.

² Source: 2000 US Census

³ Source: A Regional Coalition for Housing (ARCH)

It is clear that many households with mid level jobs, unless they have two wage earners, still face an obstacle of over \$100,000 to the purchase of housing (Table A4-4 and A4-5). These include fire fighters and teachers. That assumes that they have savings of over \$30,000 to put into a down-payment. Interest rates can also erode the affordability of some units at the margin.

Table A4-4 2000 Median Annual Wages for Seattle – Bellevue - Everett

Income Level	Classification	Income Level	Classification
\$10,300	Cashier (half-time)	\$37,000	USPS Mail Carrier
\$13,700	Insurance Claims Processor (half-time)	\$40,300	Machinist
\$14,100	Medical Records Technician (half-time)	\$43,400	Fire Fighter
\$15,400	Library Technician (half-time)	\$48,400	Microbiologist
\$23,300	Retail Sales Worker	\$53,300	Registered Nurse
\$24,600	Restaurant Cook	\$55,300	English Professor
\$30,000	Customer Service Representative	\$64,000	Construction Manager
\$30,400	Travel Agent	\$69,300	Human Resource Manager
\$33,800	Administrative Assistant	\$74,000	Computer Software Engineer
\$33,840	Corrections Officer	\$75,300	Market Research Analyst
\$45,400	Teacher		

Salaries are median annual wages for Seattle-Bellevue-Everett
Source: Washington Employment Security Department 4th Quarter, 2000

Table A4-5 Index: 2000 Housing Prices, Income Requirements and Typical Occupations

2000 Housing Prices in King County	Income Requirements for this Housing Type	Typical Occupations with Required Earning Power *
\$160,000 Median – Priced Condo	Income required after 5% down: \$54,000 per year Hourly wage for one full – time worker and one half - time worker: \$18.00 Availability: 50% of KC condos are priced at or below this price	1 full - time elementary school teacher (\$39,710) and 1 half – time library technical assistant (\$14,235) or 1 full - time nuclear technician or 1 full - time economics professor
\$167,000 “Starter Home”	Income required after 5% down: \$55,900 per year Hourly wage for one full - time and one half – time worker: \$18.63 Availability: 50% of KC homes are at or below this	1 full – time police patrol officer (\$46,940) and 1 half – time teacher aide (\$9,955) or 1 full – time firefighter (\$48,950) and 1 half – time law clerk (\$8,715)

	price.	
\$245,000 Median – Priced Home	Income required after 10% down: \$78,500 per year Hourly wage for one full – time and one half – time worker: \$26.17 Availability: 65% of KC homes are at or below this price	1 full – time construction manager (\$50,840) and 1 full – time ECG technician (\$29,110) or 1 full time judge (\$78,750), chief executive officer (\$91,190), or lawyer (\$81,890).
\$310,000 Average – Priced Home	Income required after 10% down: \$98,500 per year Hourly wage for one full – time and one half – time worker: \$32.83 Availability: 65% of KC homes are at or below this price	1 full – time civil engineer (\$55,480) and 1 full – time college nursing instructor (\$49,250) or 1 full – time educational administrator (\$61,410) and 1 full – time legal secretary (\$36,530)
\$800 per month average rent for a 2 Bedroom, 1 Bath Unit	Income required: \$32,000 per year Hourly wage for one full – time worker: \$16.00 Availability: About 50% of 2BR, 1BA units rent at or below this amount	1 full – time welder (\$32,380) or 1 full – time social worker (\$33,930) or 1 full – time combination machine tool operator (\$23,820) and 1 half – time retail salesperson (\$9,450) *(Salaries are median annual wages for Seattle-Bellevue-Everett PMSA, 4 th quarter, 1998. Source: WA State Employment Security Department.)

Source: King County Office of Regional Policy and Planning; Affordable Housing: An Annual Bulletin Tracking Housing Costs in King County, 2000

Rents

The 1999 average rental prices for a two-bedroom unit in comparison cities are listed in Table A4-6:

Table A4-6 1999 Average 2-Bedroom Unit Rental Price Woodinville Comparison Chart

Jurisdiction	Average Rental Price
Woodinville	\$899
Bellevue	\$916
Bothell	\$913
Issaquah	\$902
Kirkland	\$972
Redmond	\$1,021

Source: 2000 US Census

Although Woodinville has a lower average than comparison cities, rental prices are almost 6 percent higher than the King County average of \$784. Woodinville’s rent is affordable to a family or individual annual income level of approximately \$54,491. This calculation assumes

no more than 30 percent of income is spent on rent (Table A4-7).

Table A4-7 Affordable Monthly Housing Prices based on Income Level

Income Level	Amount Affordable to Spend on Housing¹
Median Income: \$68,114 ²	\$1,226 per month on housing
Moderate Income: \$54,491 (80 percent of median income)	\$980.85 per month on housing
Low Income: \$34,057 (50 percent of median income)	\$613 per month on housing

Affordable Housing Availability

Woodinville's affordable housing supply for 50% to 80% median income families is relatively comparable to other eastside cities. However, Woodinville, Redmond, and Issaquah have significantly less affordable housing for 0-50% median income families than the comparable eastside cities as shown in table A4-8.

Affordable housing is limited in the City Woodinville. The 2001 King County Growth Report indicates the City's percentage is comparable to the City of Redmond but below other comparison cities (See Table A4-8).

Table A4-8 2000 Percent of All Housing Units Affordable to below Median Income Families

Jurisdiction	0-50% of Median Income	50%-80% of Median Income
Woodinville	2.5%	39.7%
Bellevue	5.5%	32.0%
Bothell	6.6%	38.1%
Issaquah	.9%	47.5%
Kirkland	4.7%	35.8%
Redmond	2.4%	35.9%

Source: 2001 King County Benchmark Report

A-4.1.6 Housing Conditions

Exterior housing conditions were evaluated during the 2000 Land Use Survey. The following data was derived from the City of Woodinville Land Use Survey and King County Assessor records (Table A4-9). Housing conditions are generally good in the City of Woodinville. Less than one percent of the structures are in excellent condition. This means these houses need no improvement. Another 19% need only cosmetic repair. 77% need moderate repair. Three percent were in fair condition and less than one percent were in poor condition. Conditions vary between neighborhoods.

¹ Deducted 28% for taxes and assumed 30% of income spent on housing.

² Median Household Income from 2000 US Census

Table A4-9 Housing Conditions by Neighborhood in the City of Woodinville (2000)

Neighborhood	Very Good		Good		Average		Fair		Poor		Total
	#	%	#	%	#	%	#	%	#	%	
Leota	14	74%	112	15%	625	21%	36	30%	4	80%	791
The Wedge	2	11%	7	1%	413	14%	4	3%	1	20%	427
Tourist District	0	0	1	<1%	41	1%	0	0	0	0	42
Town Center	1	4%	505	69%	1,058	35%	78	65%	0	0	1,642
Valley Ind.	0	0	0	0	1	<1%	1	1%	0	0	2
West Ridge	2	11%	108	15%	873	29%	1	1%	0	0	984
Total	19		733		3,011		120		5		3,888
		<1%		19%		77%		3%		<1%	100%

Source: 2000 Land Use Survey and King County Assessor's Office.

In table A4-9 the data was created by a comparison basis. King County took houses of similar age and in the same neighborhood and compared them using this criteria: (1) Poor = redeveloped, (2) Fair = some repair needed, (3) Average = the home was okay, no immediate repair needed, (4) Good / Very Good = Older homes upgraded through remodel.

A-4.2 Trends and Projections

A-4.2.1 Households in Need

Households in need refers to lower income households which are paying such a high proportion of their income for housing that they are likely to sacrifice other vital expenses. Housing and Urban Development's definition of households in need is households earning below 80 percent of the median income and paying more than 30 percent of their income for housing. Housing and Urban Development analyzes census data by county. In 1994, King County estimated there were more than 150,000 households meeting those criteria. King County's definition of households in need are those paying more than 35 percent of income for rent and earning below 80 percent of the median income. King County showed the City has 570 households in need, 420 renters and 150 owners in 1990. Table A4-10 shows the 2000 US Census data for City residents' poverty status.

Table A4-10 Poverty Status in 1999

Status	City of Woodinville	
	Persons	%
Families	65	2.7%
With children under 18	46	3.3%
Female householders, no husband present	29	9.8%
With children under 18	29	13.2%
Individuals	413	4.4%
18 years & over	290	4.3%
With children under 18	123	4.7%

Source: 2000 US Census

As noted above, one household type, which typically can be categorized as a household in need, is the single female-headed household with children. In Woodinville, approximately 45% of poverty status families are single female headed households. While we cannot relate poverty directly to housing need, it is clear that many of the households in need are single female-headed households. These are discussed further in the Human Services Element, Chapter 5 (Table A5-2 shows 2000 Poverty Status of Households appears in Chapter 5).

A-4.2.2 Needs of Homeless and at Risk Populations

There is no reliable way to estimate the numbers of homeless people in the City of Woodinville. However, regional estimates show there are approximately 6,500 homeless people on any give night in all of King County (2001 King County Growth Report). Emergency shelters on the Eastside report an average turn-away rate of 6:1 showing an urgent need for permanent and shelter housing.¹ Emergency shelters are programs that house persons for a period that does not exceed 90 days. These programs most often do not charge for “bednights” but some do, and, they do not have contractual landlord – tenant relationships. Permanent housing is traditional rental housing in which there are generally no requirements, other than standard tenant responsibilities included in the rental agreement or lease. There is no limit to how long the tenancy can continue as long as the tenant pays this rent, etc.²

A-4.2.3 Housing Needs of Special Populations

Special needs groups include those with supportive service needs, such as the mentally ill, people with developmental disabilities, physical disabilities, runaway and homeless youth, people with AIDS, alcohol and substance abusers, frail elderly, veterans, and victims of domestic violence. Information on some of these populations is given in the Human Services background report, and services provided in Woodinville are listed below in the section of this report on Trends and Services that apply to special populations.

Very little quantification of the needs of these groups is available. A 1990 estimate of need of beds for King County (including Seattle) is shown in Table A4-11 and was derived from text in King County’s Comprehensive Housing Affordability Strategy (King County Planning and Development Division, 1994). King County has indicated that updated information will be released in late 2002/early 2003. According to United Way of King County in 2000, 25 percent of the homeless population had mental health and/or substance abuse issues.¹

¹ United Way of King County Community Assessment for 2002-2004 Fund Cycle, September 15, 2001.

² King County Housing and Community Development

Table A4-11 Estimates of Need by Beds, King County including Seattle (1990)

	Estimated Number	Beds Currently Provided	Additional Need
Persons with Mental Illness	7,500 chronically mentally ill	1,089	1,000 to 2,000
Persons with Developmental Disabilities	4,000	No estimate	No estimate
Persons with Physical Disabilities	No quantified information		
Runaway and Homeless Youth	5,000/yr, 500-800 in Seattle at any time; no estimate for rest of King County	650 youth served in 6 shelters in 1992; no long term	Several thousand
Persons with Alcohol and Drug Problems	Several thousand	33 in King County outside Seattle	Several thousand of various types
Veterans	40% of homeless; 3,300/yr	800	1,000-1,500 shelter beds; 200 transitional beds
Persons with AIDS	700 needing housing assistance	n/a	163 outside Seattle
Single Female Household Heads and Victims of Domestic Violence	5,200 living in poverty; 2,866 domestic violence	n/a	500 for victims of domestic violence
Frail Elderly	26,000	various day services; no quantification	n/a

n/a not available

Source: King County Planning and Development Division, 1994.

A-4.3 Trends and Services

The City of Woodinville is an active member of A Regional Coalition for Housing (ARCH). Together with other Eastside cities, Woodinville supports affordable and special needs housing financially and through staff participation efforts. Table A4-12 shows the funded affordable housing activity by ARCH between 1993-Spring 2001.

Table A4-12 ARCH List of Project Funded 1993-Spring 2001

**ARCH: EAST KING COUNTY TRUST FUND
LIST OF PROJECTS FUNDED (1993 - Spring 2001)**

<u>Project</u>	<u>Location</u>	<u>Owner</u>	<u># Units/Beds</u>	<u>Funding</u>	<u>Allocation</u>
1. Family Housing					
Andrews Heights Apartments	Bellevue	St. Andrews	24	\$300,000	
Garden Grove Apartments	Bellevue	DASH	18	\$180,000	
Overlake Townhomes	Bellevue	Habitat of EKC	10	\$120,000	
Glendale Apartments	Bellevue	DASH	82	\$300,000	
Wildwood Apartments	Bellevue	DASH	36	\$270,000	
Kona Village Apartments	Bellevue	KC Housing Authority	198	\$700,000	
Pacific Inn	Bellevue *	Pacific Inn Assoc.	118	\$600,000	
Eastwood Square	Bellevue	Park Villa LLC	48	\$600,000	
YWCA Family Apartments	K.C. (Bellevue Sphere)	YWCA	12	\$100,000	
Highland Gardens (Klahanie)	K.C. (Issaquah Sphere)	St. Andrews	54	\$291,281	
Crestline Apartments	K.C. (Kirkland Sphere)	Shelter Resources	22	\$195,000	
Parkway Apartments	Redmond	KC Housing Authority	41	\$100,000	
Habitat - Coast Guard Site	Redmond	Habitat of EKC	20	\$286,683	
Avon Villa Mobile Home Park	Redmond **	MHCP	93	\$525,000	
Terrace Hills	Redmond	St. Andrews	18	\$442,000	
Village at Overlake	Redmond	KC Housing Authority	300	\$1,645,375	
Habitat - Bothell Site	Bothell	Habitat of EKC	10	\$170,000	
Habitat - Newcastle Site	Newcastle **	Habitat of EKC	12	\$190,708	
Talus Property	Issaquah ***	TBD	50	\$275,000	
Woodinville Family Apts	Woodinville **	DASH	50	\$200,000	
SUB-TOTAL			1216	\$7,491,047	53.1%
2. Senior Housing					
Resurrection Senior Housing	Bellevue	Resurrection Housing	20	\$160,000	
Ashwood Court	Bellevue *	DASH/Shelter Resources	50	\$1,070,000	
Evergreen Court (Assisted Living)	Bellevue	DASH/Shelter Resources	84	\$1,280,000	
Vasa Creek	K.C. (Bellevue Sphere)	Shelter Resources	50	\$190,000	
Riverside Landing	Bothell **	Shelter Resources	50	\$225,000	
Kirkland Plaza	Kirkland	St. Andrews	24	\$610,000	
Heron Landing	Kenmore	DASH/Shelter Resources	50	\$65,000	
Ellsworth House Apts	Mercer Island	St. Andrews	59	\$900,000	
Woodinville Senior Apts	Woodinville **	DASH/Shelter Resources	50	\$100,000	
SUB-TOTAL			437	\$4,600,000	32.6%
3. Homeless/Transitional Housing					
MSC Transitional Housing	Bellevue **	Hopelink	20	\$500,000	
Dixie Price Transitional Housing	Redmond	Hopelink	4	\$71,750	
Coast Guard - EHA	Redmond	Hopelink/FOY/CCS/SIC	18	\$280,000	
SUB-TOTAL			42	\$851,750	6.0%
4. Special Needs Housing					
My Friends Place	Uninc. KC	EDVP	6 Beds	\$65,000	
Stillwater	Redmond	Eastside Mental Health	19 Beds	\$187,787	
Foster Care Home	Kirkland	Friends of Youth	4 Beds	\$35,000	
United Cerebral Palsy	Bellevue/Redmond	UCP	9 Beds	\$25,000	
DD Group Home	Bellevue	Residence East	5 Beds	\$40,000	
AIDS Housing	Bellvue/Kirkland	Aids Housing of WA.	10 Units	\$130,000	
AHA Maternity Home	Bellevue	AHA/CCS	8 Beds	\$290,209	
DD Group Home	Bellevue	Community Living	5 Beds	\$21,000	
Parkview DD Condos III	Bellevue	Parkview	4	\$200,000	
IERR DD Home	Issaquah	IERR	6 Beds	\$50,209	
Foster Care Home	Bothell	FOY	4 Beds	\$50,000	
Oxford House	TBD	Oxford/Compass Ctr.	8 Beds	\$80,000	
SUB-TOTAL			88 Beds/Units	\$1,174,205	8.3%
TOTAL			1783	\$14,117,002	100.0%

* Funded through Bellevue Downtown Program

** Also, includes in-kind contributions (e.g. land, infrastructure improvements)

*** For Habitat Newcastle, Woodinville and Issaquah sites, amount still to be determined

Source: A Regional Coalition for Housing

Table A4 –12 shows a variety of housing types including homeless and transitional. Although there are many other Puget Sound shelter resources in addition to these projects, there is still a large gap between supply and demand on the Eastside and County-wide.

A-4.3.1 Subsidized Housing

Woodinville has one subsidized housing development, Wells Wood, operated by the King County Housing Authority (Telephone interview, K. Von Henkle, 5/94). It is a 30-unit development for families. In 1995 there were 7 households receiving Section 8 certificates and vouchers in Woodinville's zip code (King County Housing Authority, October 1995).¹

A-4.3.2 Emergency and Transitional Housing Services

There are three Homeless/Transitional Housing Projects funded by ARCH (1993-Spring 2001). They are located in Bellevue and Redmond.

Eastside Domestic Violence Program operates one confidential shelter serving the Eastside. While they do not reveal records except to cities, which fund the program, the director reports they have served people from Woodinville.

A-4.4 Projections

Table A4-13 provides a summary of the existing housing supply and projections of future supply based on redevelopable vacant and residential zoned land within the City of Woodinville.

Table A4-13 Existing and Future Potential Housing Supply

	A	B	A + B
	Existing Housing Supply¹	Additional Units Based on Build-out Under Existing Comprehensive Plan²	Total Housing at Build-out Based on Future Land Use Map of the Woodinville Comprehensive Plan
Single-Family	2,238 ³	513	2,751
Multi-Family	1,650 ⁴	904	2,554
Total	3,888	1,947	5,305
Single-Family (% of Total)	58%	36%	52%

¹ Based on Land Use survey

² See TableA3-2 in Land Use Element

³ Includes mobile homes

⁴ Includes townhouses

Under existing conditions, there are 3,888 housing units, 58 percent of which are single-family. Build-out of residentially designated land under the Woodinville Comprehensive Plan would provide approximately 1,947 additional housing units, 67 percent (1,061) of which would be single-family. This would produce enough units to meet the 1992 to 2012 recommended growth period of 1035 units required per the Growth Management Act allocation by King County.

¹ Section 8 is a federal rent subsidy program operated by the Housing Authority of King County, (HACK).

A-4.5 Planning Implications

The housing projections relate to land capacity analysis conducted as part of the land use element. Several important issues emerge from an analysis of current conditions and needs. First, Woodinville's housing stock is priced largely beyond the reach of the average family in King County. The average household median income for King County is \$45,266. The City of Woodinville is currently participating in a family affordable housing project that will add multi-type housing near downtown.

Second, the majority of the single family zoned land tends to exclude a variety of household types as well as income ranges. Small families, singles and couples without children may prefer to live in townhouses or other multi-family housing where maintenance is easier. Woodinville needs to assess whether the amount of land zoned for multifamily housing (i.e. apartments and townhouses) is sufficient to facilitate the development of a broader range of housing types. The City of Woodinville has the most acres dedicated to residential zones, with 70.4%. Redmond is close to Woodinville with 65.9% percent of the acres in residential zones. The cities with the least amount of acreage in residential zones are Issaquah and Kirkland.

Third, many of the housing needs found in Woodinville are regional in nature. While Woodinville has residents with physical and mental disabilities, victims of domestic violence, and other residents with special housing needs, they are currently served elsewhere in the region. Woodinville should consider whether to serve more of these special needs groups within the City or to support regional housing and service providers. The City supports regional efforts by participating as an active member of A Regional Coalition for Housing as noted above.

Table A4-14 Comparable Zoning Acreage of Eastside Cities

City	Total Acres in the City	Total Acres in Residential Zones (SFR)	%of acres that are residential
Woodinville	3,618	2,041	70.4%
Bellevue	20,291	10,003	49.2%
Bothell	7,800 (3,626 in King County)	4,876.82	62.5%
Issaquah	7,336	1,794.27 (SFR only) 1,433 (mixed use with significant amount of SFR.	24.4% or 43.9% (add the mixed use to SFR)
Kirkland	6,728	2,648.56	39.3%
Redmond	10,181	6,713.85	65.9%

Source: King County 2001 Growth Report and 2000 US Census

A-4.6 Summary of Countywide Policies for Housing

A-4.6.1 King County

King County adopted five affordable housing policies under a framework policy, which calls on jurisdictions to work cooperatively to distribute low income and affordable housing throughout the county. These policies were approved in June 1992. Subsequently the policies were amended and expanded during the summer of 1994 and are still relevant. This later set of refined policies calls for diverse housing opportunities for all segments of the population.

The refined policies call for jurisdictions to accept fair share targets of housing units affordable to proportions of future population growth expected to be in low and moderate income categories. For Woodinville, the share is 17 percent for households between 50 and 80 percent of median income, defined as “*moderate income*” and 24 percent for households below 50 percent of median income, defined as “*low income*.” These targets are based on the affordability of existing housing and the jurisdiction’s proportion of low wage jobs. The intent is to move toward dispersal of affordable housing around the county.

Using the 20-year growth in housing units allocated by King County of 1,800 units, there would be a need for 306 units for moderate income households and 432 units for low income households. The City is currently involved in projects that will make more affordable housing available to both of these income brackets.

The other policies suggest that jurisdictions consider a variety of strategies including changes to zoning, development standards and permitting procedures to encourage affordable housing. Jurisdictions should remove barriers to affordable housing and either fund or facilitate the preservation and development of low and moderate income housing. All jurisdictions are also expected to participate in an effort to assist current low income residents who do not have adequate affordable housing.

A required monitoring program has been coordinated among King County jurisdictions (Affordable Housing Task Force, 1993) known as the Buildable Lands Report. Additional monitoring reports include the King County Annual Growth Report and data produced by A Regional Coalition for Housing (ARCH).

A-4.6.2 Snohomish County

Snohomish County approved countywide policies in February 1993. These include 21 policies for housing under the goal of providing decent, safe and affordable housing opportunities to all segments of the county's population. The policies are aimed at fair and equal access to all social and economic segments, strengthening interjurisdictional cooperation and adoption and implementation of a fair share distribution of low income and special needs housing.

The policies also refer to future strategies as developed in earlier reports: the Partnership for Tomorrow's Low Cost Housing Opportunities Subcommittee; and the Residential Development Handbook.

The remaining 16 policies are more specific, dealing with financing, incentive programs, coordinated monitoring, consistent definitions, reconciling design and need for housing, providing access to jobs, encouraging environmental sensitivity, assessing economic implications of regulations and expediting processing, developing infrastructure funding methods, monitoring impact fees, and specific programs relating to self-contained and resort communities (Snohomish County, 1993).

Within its General Policy Plan, which applies to unincorporated Snohomish County, there is an extensive list of housing policies under four general goals which deal with: 1) providing an opportunity for all to obtain safe, sanitary, and affordable housing; 2) respecting the vitality and character of residential neighborhoods; 3) minimizing the cost impact of policies and regulations; and 4) monitoring to assure that strategies lead to the attainment of the goals, objectives and policies.

The City of Woodinville Urban Growth Area does not include any residentially zoned land within Snohomish County.